

Carnegie Building RFQ Questions and Answers

This Q&A will be updated with any new questions and answers on Thursday of each week, through December 17, 2018.

Question 1 added 10/25/18

1. Will the City be requiring a Project Labor Agreement for this restoration?

The City is not requiring a Project Labor Agreement, but prevailing wages must be paid for the restoration work.

Questions 2 through 14 added 11/13/18

2. Who was the structural engineer for the seismic retrofit performed in 2001?

EQE International Structural Engineers

3. Who will the selection committee consist of?

The Selection Committee is still being finalized, but we anticipate a 6 person panel, to include:

- *a representative of the Downtown Alameda Business Association*
- *a commercial real estate broker*
- *two representatives from the local architecture, arts and/or education communities*
- *two members of City staff*

4. Is there a minimum number of responses needed for the RFQ?

We require at least two qualified statements of qualifications to move forward with the selection process as described in the RFQ. If we receive only one qualified proposal, we may choose to move forward in negotiations with that proposer, but would seek City Council direction on how to proceed.

5. Who decommissioned the elevator at the Carnegie Building?

City Staff

6. Has the Foster House been evaluated for state/local significance?

No, the Foster House has not been evaluated for historic significance. However, the City has determined that the structure may have historic significance due to its age, location, or architectural importance. Therefore, significant changes proposed to the exterior of the building would require a study by an architectural historian. Smaller changes may be reviewed at the staff level. Demolition of over 30% of the value of the building, as determined by the Building Official (including interior and/or exterior demolition), would require review by the Historical Advisory Board.

7. For the Carnegie Building, who would conduct the review for conformance with Secretary of the Interior Standards?

Historic review would initially be conducted by the City of Alameda Planning Department staff. Any alterations to the exterior of the building that staff determines alters or changes the original

materials or appearance of the historic resource shall be referred for review and approval by the Historical Advisory Board.

8. What would the general terms of the lease agreement be?

The terms of the lease agreement would be negotiable, but we are open to a short or long-term (50-66 years) lease agreement. The City may also offer substantial rent credits in exchange for restoration of the building and the provision of community benefits.

9. Is the City offering a financial contribution to the project?

The City is not offering a direct financial contribution; however, we may offer the preferred user substantial rent credits in exchange for restoration of the building and the provision of community benefits.

10. Is a copy of the application to the National Register of Historic Places available?

Yes. It is Appendix A to Muller & Caulfield's 2007 Master Plan Report for the Restoration and Preservation of the Alameda Carnegie Library. This document is Exhibit 1 to the RFQ, and available for download on the RFQ website:

<https://alamedaca.gov/business/bids/6003>

Scroll to the bottom and look for the link under the "Exhibits & Other Relevant Documents" heading.

11. Is there a Master Plan for this area?

There is no Master Plan, however, the Civic Center Vision Plan does describe the general vision for the area. This document is available for download on the RFQ website:

<https://alamedaca.gov/business/bids/6003>

Scroll to the bottom and look for the link under the "Exhibits & Other Relevant Documents" heading.

12. Please provide the parcel map for these parcels.

The parcel map is available for download on the RFQ website:

<https://alamedaca.gov/business/bids/6003>

Scroll to the bottom and look for the link under the "Exhibits & Other Relevant Documents" heading.

13. Does the Carnegie Foundation have funding available for restoration of the Carnegie Building?

According to their website ([please click here](#)): "The Carnegie Foundation was not involved with the construction of Carnegie Libraries and does not have grants for remodeling or preserving any remaining Carnegie Libraries. Andrew Carnegie personally funded the early Carnegie Libraries."

14. Can I request a copy of the pre-bid meeting sign-in sheet?

Yes. The pre-bid meeting sign-in sheet is available for download on the RFQ website:

<https://alamedaca.gov/business/bids/6003>

Look for the link under the "Orientation and Carnegie Open Hours" heading.